

MINUTES

WARRICK COUNTY AREA BOARD OF ZONING APPEALS

Regular meeting held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
May 23, 2016 at 6:00 P.M.

PLEDGE OF ALLEGIANCE A moment of silence was held followed by the Pledge of Allegiance.

MEMBERS PRESENT: Jeff Valiant, Chairman; Tina Baxter, Terry Dayvolt, Mike Moesner, Jeff Willis and Mike Winge.

Also present were Morrie Doll, Attorney and Sheila Lacer, Assistant Executive Director.

MEMBERS ABSENT: Doris Horn.

Roll call was taken and a quorum declared present.

MINUTES: Upon a motion made by Jeff Willis and seconded by Tina Baxter, the Minutes of the last regular meeting held April 25, 2016, were approved as circulated.

SPECIAL USE:

BZA-SU-16-08

APPLICANT: Deaconess Hospital, Inc & Deaconess Health System, Inc by Mark A Merrill, Director of Engineering & Maintenance.

OWNER: Same

PREMISES AFFECTED: Property located on the west side of Epworth Road approximately 766 feet/mile south of the intersection formed by Epworth and Highway 66, lot number Tracts 1, 3, 5, 6, & 7 in Gateway Center Minor Sub. Ohio, Twp. – *4099 Gateway Blvd – Complete legal on file*

NATURE OF CASE: Applicant requests a Special Use (SU 9) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location permit to be issued for an addition to the existing hospital and associated facilities and for any future expansions in an “M-1” Light Industrial zoning district. *Advertised in the Standard May 12, 2016*

Attorney Kent Brasseale, Mark Merrill and Lyle Mehringer, 3I Engineering were present.

The Chairman called for a staff report.

Mrs. Lacer stated they have submitted all of the return receipts from certified mail of notice to the adjacent property owners. She said the property is currently used for a hospital & medical

office buildings and the surrounding property to the north (across SR 66) is zoned C-4" General Commercial (Eli Place and Venetian Way) and R-1A – Sweats Subdivision; to the east is Agriculture; C-4 (Orthopaedic Associates) and R-1D Schnapf Subdivision; South is Agriculture (Crossroad Church property) & Ohio Twp. Fire Dept.; west is Vanderburgh County. She said the western edge of the property lies within a 500 year flood plain but there are no special requirements for the 500 year flood plain and the new construction isn't in that area. Mrs. Lacer stated the property has existing entrance off Gateway Blvd (private road) which comes off Epworth Road. She said at the commercial site review it was stated there would need to be a traffic impact study done and in an email, County Engineer, Bobby Howard stated *the signal may need to be adjusted or other street improvements like lane extensions may be necessary. Lochmueller Group is working on this and having a meeting with INDOT and others today (Tuesday, May 17).* She said if this is required it will need to be done prior to any permits being issued. Mrs. Lacer further stated at the site review it was also noted they will need to submit drainage plans for the expansion. She added the hospital was in existence prior to the ordinance requiring a Special Use for hospitals and so with this new expansion, this Special Use will bring them into compliance and no other Special Use will be required for further expansions. She said the proposed use statement is *The property is to be used as a hospital and required parking. A hospital has been operated at this location for many years and the Special Use is to allow for future expansion of the hospital* and they have answered the proposed use statements. She said the application is in order.

Attorney Brasseale said they would be happy to answer any questions they have since the staff report was thorough.

Terry Dayvolt asked if the expansion will have a parking garage.

Mark Merrill said the plans will include a five level parking garage for the staff.

Mike Moesner asked when the projected completion date.

Mark Merrill said the final projected date is Fall of 2018. He said the north tower is the biggest of the structures and it is six floors and will be an Orthopaedic and Neuro Science building.

Ascertaining there were no other questions and being no remonstrators present, the Chairman called for a motion.

Mike Winge made a motion the finding of fact be made as follows from the testimony and proposed use statement:

1. The USE is deemed essential or desirable to the public convenience or welfare.
2. The USE is in harmony with the various elements or objectives of the Land Use Plan for Warrick County.
3. The USE will not be a nuisance or serious hazard to vehicles, pedestrians, or residents.

4. The USE as developed will not adversely affect the surrounding area.
5. Adequate and appropriate facilities will be provided for proper operation of the USE.
6. The specific site is appropriate for the USE.

And the Application be approved in accordance to the application and plans on file, subject to the following conditions:

1. Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County.
2. Subject to all public utility easements and facilities in place.
3. Subject to an Improvement Location permit being obtained with all structures meeting setback requirements.
4. Subject to any required Building Permit.
5. Subject to any required drainage plans.
6. Subject to any required traffic impact study.

The motion was seconded by Jeff Willis and unanimously carried.

Mrs. Lacer said the approval would be ready on Wednesday and she would mail it to Attorney Brasseale.

ATTORNEY BUSINESS: None

EXECUTIVE DIRECTOR BUSINESS: None.

Being no other business, the meeting adjourned at 6:10 p.m.

Jeff Valiant, Chairman

ATTEST:

The undersigned Secretary of the Warrick County Board of Zoning Appeals does hereby certify the above and foregoing is a full and complete record of the Minutes of the said Board at their monthly meeting held May 23, 2016.

Sheila Lacer, Assistant Executive Director